

AN ORDINANCE 101006

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the change of zoning classification of the East 10 feet of Lot 11, and all of Lots 12, 13, and 14, Block 38, NCB 8925, from C-2 Commercial District to R-6 C with Conditional Use for Three (3) Duplexes.

SECTION 2. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. A four foot (4') wrought iron fence shall be constructed along the front property lines adjacent to Bynum Avenue and King Avenue;
- B. A six foot (6') solid screen fence shall be constructed along the east property line;

C. A chain link fence shall be constructed along the north property line;

D. Density shall not exceed 12 units per acre with a limit of six units (3 buildings).

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 19, 2005.

PASSED AND APPROVED this 9th day of June, 2005.

ATTEST:

Leticia Y. Reed
City Clerk


M A Y O R
EDWARD D. GARZA

APPROVED AS TO FORM:

[Handwritten signature]
City Attorney

Agenda Voting Results

Name: 4.2E.

Date: 06/09/05

Time: 02:47:06 PM

Vote Type: Multiple selection

Description: ZONING CASE NUMBER Z2005064: The request of Corey Parra, Applicant, for Louis Parra, Owner(s), for a change in zoning from "C-2" Commercial District to "R-6" C with conditional use for three (3) duplexes on the east 10 feet of Lot 11, Lots 12, 13 and 14, Block 38, NCB 8925 (212 Bynum Avenue, 927 and 931 King Avenue). Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 4)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		